

LEGEND

- TREE
- STAY WIRE
- STAY POLE
- TELETRA PIT
- POWER DOME
- SEMI M/HOLE
- HYDRANT
- DRAINAGE M/HOLE
- POWER M/HOLE
- GULLY PIT
- LIGHT POLE
- SURVEY STATION
- POWER POLE

LEGEND

R CODE

- R12.5 (average 800m<sup>2</sup>, minimum 700m<sup>2</sup>)
- R20 (average 450m<sup>2</sup>, minimum 350m<sup>2</sup>)

PEDESTRIAN MOVEMENT

- dual use path (2.0m wide)
- footpath (1.5m wide)

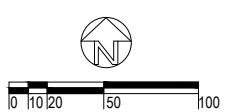
SUMMARY TABLE			
<b>TOTAL LAND AREA</b>			<b>26.62 ha</b>
<b>Less:</b>			
Drainage	7006m <sup>2</sup>		
Future East West Connector Road	7082m <sup>2</sup>		
<b>Total:</b>		<b>1.41 ha</b>	
<b>NET SITE AREA</b>			<b>25.21ha</b>
Total POS requirement (10%)			2.52 ha
Total POS provided			2.52 ha
<b>LOT DENSITY</b>		<b>AV. LOT SIZE (R CODE REQ.)</b>	<b>NO. OF LOTS</b>
R12.5		800m <sup>2</sup>	144
R20		450m <sup>2</sup>	125
<b>TOTAL</b>			<b>269</b>

- notes:
1. all lot areas and dimensions are subject to survey.
  2. stormwater management is subject to detailed design and assessment at subdivision stage.
  3. pedestrian movement network including a 2.0 metre wide dual use path along Maloney Street and 1.5 metre wide footpaths on one side of the road only, on all internal streets.

# PLAN OF SUBDIVISION

## LOTS 2185 ALEXANDER AND 1 MOLONEY STREETS

### UTAKARRA



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